

COMM NE COR OF SE 1/4 OF SEC, W
W 417.84 FT FOR POB, S 208.50 FT
208.50 FT, E 208.92 FT TO POB.

FENNELL JOHN DALTON
2725 SW BIRLEY AVE
LAKE CITY, FL 32024

2026

08-4S-16-02812-014



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	11	CLAY TILE	50
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	8416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,242	100	2024
TOTALS	1,242		66,670

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100% - 2024		121,219	2000	2000	0	0	45.00	55.00	
				Heated Area: 1242				HX Base Yr 2024				
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2024 </div>												
<div style="display: flex; justify-content: space-between;"> BLD DATE LGL DATE </div> <div style="display: flex; justify-content: space-between;"> XF DATE LAND DATE </div> <div style="display: flex; justify-content: space-between;"> INC DATE AG DATE </div>												

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			66,670
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			11,500
TOTAL MARKET VALUE			85,170
SOH/AGL Deduction			375
ASSESSED VALUE			84,795
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			33,384
TOTAL JUST VALUE			85,170
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			85,997

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047228	Mobile Home		05/15/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/430	3/10/2023	WD U	V	V	11	100
GRANTOR: HRAPSKI ELIZABETH LEE						
GRANTEE: FENNELL JOHN DALTON						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=19,13] E46 S27 W46 N27 \$												

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q % COND	OB/XF MKT VALUE	NOTES	
1	9945	Well/Sept	0	100	0	0	1.00	UT 7,000.00	7,000.00	100	2024	2023	100	7,000	

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,500							